

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSAL OF PARCEL H-9 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, St. Mark Development Corporation has expressed a desire to purchase Disposition Parcel H-9 in the Washington Park Project Area for the purpose of constructing moderate income housing units under the 221(d)(3) Program of the National Housing Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That St. Mark Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcel H-9 subject to the following:
 - a. Formation of a corporation to take title to the land;
 - b. Submission within sixty (60) days of the following documents satisfactory to the Authority:
 - 1) Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
 - 2) Proposed construction schedule;
 - 3) Proposed rental schedule;
 - c. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development;

- d. Publication of all public disclosures and issuance of all approvals as may be required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- 2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
- 3. That it is hereby determined that St. Mark Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
- 4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Memorandum

February 16, 1967

To: Boston Redevelopment Authority
From: Edward J. Logue, Development Administrator
Subject: Tentative Designation of Developer
Disposition Site H-9
Washington Park Urban Renewal Area

Summary: This memorandum tentatively designates
St. Mark Development Corporation as
Redeveloper of Disposition Site H-9

Disposition Parcel H-9 is about 100,000 square feet in area, and was proposed for institutional reuse in the urban renewal plan. Since 1963, a number of Churches have expressed tentative interest in the site, but none ever submitted a firm proposal.

On November 15, 1966, St. Mark Development Corporation submitted a letter requesting it be given an opportunity to develop the site with family housing financed under Section 221 d-3 of the National Housing Act.

This non-profit corporation has successfully sponsored and rented 178 units on three sites under this program. In addition, they were able to include commercial space which has permitted the return of several merchants formerly on one of the sites. If selected, they would again engage their previous consultants, Associated Architect and Engineer and Development Corporation of America. They have indicated an intention to undertake a new design for this development which would be appropriate for its location directly across from the future Humboldt Avenue School.

St. Mark Development Corporation was the first group to complete and rent 221 d-3 housing in any renewal area of Boston. They are experienced and conscientious and have proven that they can move quickly once selected. In view of their willingness to prepare a new design appropriate for the prominent location of this site, I recommend the Authority tentatively designate them as developer of Disposition Parcel H-9. An appropriate Resolution is attached.

Attachment

